

RESOLUTION

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WHEREAS, The Regional Planning Commission of the County of Los Angeles has conducted public hearings on October 25, 2006, November 6, 2006, and January 24, 2007 on the matter of amendments to the Los Angeles County General Plan, and Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code, relating to the Santa Monica Mountains Local Coastal Program, which includes plan amendments (Plan Amendment No. 2006-00008-(3)) and zone changes (Zone Change No. 2006-00009-(3)), and

WHEREAS, the Commission finds as follows:

1. The California Coastal Act requires coastal cities and counties to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program called the local coastal program.
2. The Malibu Land Use Plan was adopted by the Los Angeles County Board of Supervisors on October 7, 1986 and certified by the California Coastal Commission on December 11, 1986. The Coastal Commission has retained coastal development permitting authority, however, because the County never completed implementation measures.
3. The preparation of the proposed Santa Monica Mountains Local Coastal Program (LCP) is necessary to comply with the Coastal Act and transfer coastal development permitting authority from the Coastal Commission to the County.
4. The proposed Santa Monica Mountains LCP consists of the Coastal Zone Plan and implementing actions including the community standards district (CSD), amendments to the Subdivision Ordinance and the Zoning Ordinance, Titles 21 and 22 of the County Code, and a zoning consistency program.
5. The Coastal Zone Plan will become a component of the Los Angeles County General Plan and will replace, in its entirety, the Malibu Land Use Plan.
6. The subject area is approximately 51,019 acres, just over half of which is public parkland including portions of the Santa Monica Mountains National Recreational Area, Topanga State Park, and Malibu Creek State Park. There is limited commercial development on Pacific Coast Highway and on Topanga Canyon Boulevard. The remainder of the Coastal Zone is generally composed of scattered

residences, rural communities, and some higher-density residential subdivisions.

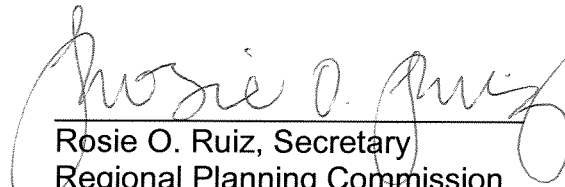
7. The subject area is prone to serious natural and man-made hazards, including wildfires, landslides, flooding, and earthquakes, that require special attention in order to protect public health and safety.
8. The entire subject area has been designated by the Los Angeles County Fire Department as a Very High Fire Hazard Severity Zone, the most dangerous classification.
9. The circulation system in the subject area contains some major and secondary highways, but consists predominantly of narrow, winding mountain roads, resulting in constrained access to much of the subject area. It is not anticipated that many new public roads will be constructed due to geologic, topographic, and environmental constraints.
10. Throughout the subject area are invaluable natural resources including mountains, streams, beaches, vegetation and wildlife that the California Coastal Act requires be protected. Because of their special characteristics and/or vulnerability, some resources require a greater level of protection.
11. The subject area contains approximately 2,900 undeveloped private parcels, many of which are undersized, have development constraints, and are located in sensitive environmental areas. Full build-out of these parcels will adversely impact public safety by overburdening the already-constrained road system in a Very High Fire Hazard Severity Zone, public health and environmental health by introducing more pollutants into the watersheds, and the existing infrastructure. It is necessary to mitigate these impacts by preventing an increase in the net amount of development that could occur and by encouraging development in areas less constrained by small lot sizes, steep slopes, hazards, and sensitive resources.
12. To protect public health and safety as well as environmental resources, second units must be restricted in the subject area.
13. The subject area contains a number of "rural villages" which are generally difficult to develop due to small lot sizes, steep slopes, unfavorable geologic conditions, onsite wastewater treatment system limitations, poor access, and other constraints. These areas can only accommodate a limited amount of development and are inappropriate for land divisions.
14. Development in hillsides within the subject area requires regulation in order to avoid geologic hazards, minimize adverse water quality impacts, maintain viable habitats, and maintain scenic vistas.
15. The subject area includes major watersheds which drain into and impact both the Santa Monica Bay as well as numerous riparian corridors.

16. Protection of natural stream channels contributes to improved water quality and maintenance of quality habitat.
17. The impacts of new development on water quality can be minimized through the use of best management practices in the design, construction, and use of that development.
18. The scenic beauty of the subject area is widely recognized as one of its most distinctive and valuable attributes. Natural terrain throughout the Santa Monica Mountains contributes significantly to the subject area's scenic beauty and is highly visible to residents, motorists, and recreational users. Consistent with the California Coastal Act, scenic resources must be protected.
19. The preservation of open space is necessary for the protection of significant environmental resources; avoidance of geologic, fire, and flood hazards; for the protection of watersheds and viewsheds; and provision of public recreational opportunities.
20. The subject area provides the Los Angeles metropolitan region with a wide range of resource-based recreational opportunities. It is necessary to ensure that future generations will be able to experience the natural areas that enhance the region's quality of life.
21. The unique rural character and rural lifestyle, including equestrian activities, enjoyed by residents of the subject area must be preserved.
22. The proposed LCP will strike a balance between development and protection of natural resources.
23. Public participation in the development of the proposed LCP included a public advisory committee, a technical advisory committee, stakeholder interviews, community workshops, a community meeting, and three meetings of the Regional Planning Commission.
24. The zone changes are compatible with and are supportive of policies of the Los Angeles County General Plan to make zoning conform to the land use.
25. Good land use planning and zoning practice justifies such actions within the intent of protecting public health, safety and general welfare.
26. The proposed LCP is not required to be accompanied by an environmental impact report because the LCP process is exempt from provisions of the California Environmental Quality Act that require preparation of an EIR (Section 21080.5 of the Public Resources Code).

THEREFORE BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider the proposed Santa Monica Mountains Local Coastal Program, including plan amendments (Plan Amendment No. 2006-00008-(3)) and zone changes (Zone Change No. 2006-00009-(3)).
2. Find that the recommended Santa Monica Mountains Local Coastal Program is consistent with the County of Los Angeles General Plan.
3. Signify its intent to adopt Plan Amendment 2006-00008-(3) repealing the 1986 Malibu Land Use Plan and adopting the Santa Monica Mountains Coastal Zone Plan and its Land Use Policy Map.
4. Signify its intent to adopt an ordinance containing the proposed modifications to Title 21 (Subdivision Ordinance), Title 22 (Zoning Ordinance), and Zone Change No. 2006-00009-(3), and determine that they are compatible with, and supportive of the goals and policies of the Los Angeles County General Plan.
5. Submit the Santa Monica Mountains Local Coastal Program to the California Coastal Commission for its review and certification.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on March 7, 2007.


Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles